

EXPIRED PERMIT ENFORCEMENT NOTICE

Effective January 1, 2026

Beginning January 1, 2026, all permits expiring on or after this date will be enforced under existing Fayette County ordinances, including Sec. 102-2010 (Expiration), Sec. 102-2012, Sec. 102-2013, Sec. 102-490 (Extension Fees), Sec. 102-98(d) (Withholding Permits), and Sec. 102-96 (Administrative Procedures). This notice does not create or modify any ordinances. The Building Official does not create or amend ordinances but is authorized under Sec. 102-96 to establish administrative procedures to ensure uniform enforcement of the County's adopted regulations.

Permit Extensions

Must be requested before expiration; one extension allowed with written justification; extension fee is one-half of the original permit fee. Automated reminder emails are sent 10 days prior. Completion of work and inspections is the responsibility of the contractor/permit holder.

Expired Permits (After January 1, 2026)

1. Letter One mailed to the permit holder.
2. Certified Letter Two mailed to the permit holder and property owner.
3. Final Notice issued; permit revoked; Notice of Violation posted at the property.
Enforcement may include investigation, new permit requirements, and citations.

Previously Expired Permits (Before January 1, 2026)

Previously expired permits remain open and must be resolved before any new permit is issued. They may be identified during new permit applications, GIS updates, property transfers, closings, addressing checks, or environmental reviews. Unverified or incomplete work may require a new permit, inspections, corrections, or enforcement under Sec. 102-2012 and Sec. 102-2013.

Permit Types Included

Building, electrical, plumbing, mechanical, HVAC replacements/new units; swimming pools; additions, remodels, renovations; basement finishes; accessory buildings; structural modifications; and other permit types as regulated by the Building Official.

Not included: gate permits; fence permits (except when serving as pool barriers), other permit types as regulated by the Building Official.

Contractor Performance Review (Sec. 102-98(d))

New permits may be withheld from contractors with more than three unresolved expired permits.

Effective Date

Strict enforcement applies to permits expiring on or after January 1, 2026. Previously expired permits remain open and must be resolved before a new permit can be issued.

Sincerely,

Leslie Nieber, CBCO

Building Official / Director

Fayette County Department of Building Safety

770-305-5403

.